



To: Charlotte Wain
CC: Shauna Moore
From: Dave English
Date: February 11, 2021
Re: REZ No. 00683 & DP No. 000543 – 1468 Vancouver Street (975 & 983 Pandora Avenue)

Hello Charlotte,

Please find enclosed our Committee of the Whole resubmission package for the 1468 Vancouver Street application.

Included in the package are the following:

- Updated Architectural Drawings
- Updated Landscape Drawings
- Updated Civil Drawings
- Responses to City Comments
- Updated Letter to Mayor and Council
- Waste Collection Review Memo
- Landlord BC Letter of Support

These files have been provided digitally via a cloud-based link.

If further materials are required please contact me at your earliest convenience.

Kind Regards,

A handwritten signature in black ink, appearing to read "DE".

Dave English
Senior Development Manager

CITY COMMENTS AND RESPONSES

Engineering and Public Works

Land Development Review:

Contact Deb Becelaere, Engineering Technologist, at 250.361.0355 or dbecelaere@victoria.ca.

Conditions to be met prior to Committee of the Whole:

1. Thank you for submitting the revised landscaping drawing depicting the 'New Town District' aspects of the Downtown Public Realm Plan. Please make the following revisions prior to the next plan submission:
 - a. See attached sketch with mark-ups:
 - i. add one bench (and note 'with back') on Pandora Avenue at the corner.
[Complete. Label moved to coversheet.](#)
 - ii. move 2 northernmost trees on Vancouver Street one panel west.
[Complete. See L-1.1.](#)
 - iii. shift northernmost tree and bench north as well.
[Complete. See L-1.1.](#)
 - iv. add note to benches along Vancouver Street to be backless.
[Complete. Label moved to coversheet.](#)
 - b. Add 2 single inverted U bike racks in the 2 panels south of the second tree from the north (situated side by side, parallel to the street, a minimum of 60cm from the curb face).
[Complete. See L-1.1.](#)
 - c. Label trash bin, as per DPRP – New Town District at north end of Vancouver Street and move west slightly.
[Complete. Moved west as suggested. Moved label to cover sheet.](#)
 - d. Label trash bin, as per DPRP – New Town District at south end of Vancouver Street, plus colour is different from the north one – please revise both to same colour.
[Complete.](#)
 - e. Label chairs on Vancouver Street, as per DPRP – New Town District.
[Complete. Moved all site furnishing labels to cover sheet due to limited space on plan.](#)
 - f. Show proposed water vault bolder on the Vancouver Avenue frontage to ensure there will be no conflict with DPRP furnishings and tree placement.
[Complete. Added stand alone irrigation vault and sleeving \(shown on L-1.1\)](#)
 - g. On the landscaping and architectural plans, please revise the cobblestone paving for the boulevard pathway on Pandora Avenue to be concrete finish to match the sidewalk. Cobblestone paving is not permitted in the public right of way.
[Cobblestone paving changed to CIP concrete to match the sidewalk.](#)
2. Thank you for submitting the preliminary Utilities plan. Please make the following revisions prior to the next plan submission:

- a. Please provide written confirmation that the access to the PMT off Vancouver Street complies with BC Hydro's requirements. Will the boulevard require reinforcement?
BC Hydro has confirmed that the PMT access off Pandora street is suitable and the boulevard has been reinforced with "Core Grass" as per BC Hydro recommendation. See sheet L-4.2 for core grass specification.
- b. Match tree locations on Vancouver Street to the landscaping plans.
Complete.
- c. Show additional tree on Pandora Avenue at west end as per Parks comments.
Due to utility services location, no additional tree can be added on Pandora Ave at west end. The proposed tree conflicts with the BC Hydro access to PMT, therefore cannot be added.
- d. Note for building permit submission that the items listed in #1 under General Notes will need to be shown on the civil drawings.
Noted.

Conditions to be met prior to Public Hearing:

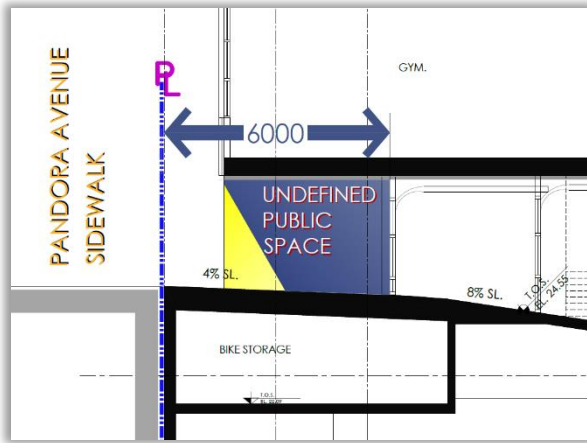
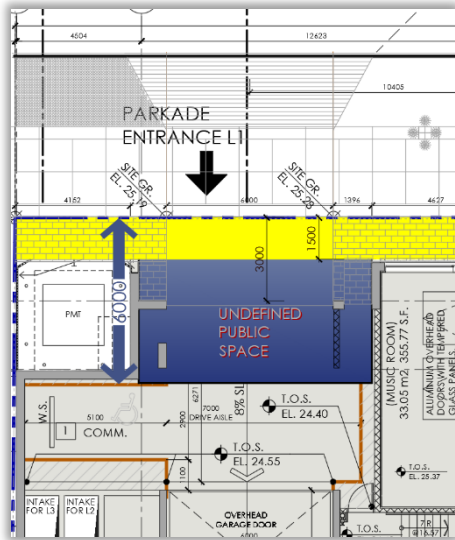
3. Legal agreements will be required for the following:
 - a. the design, supply and installation of the City's Downtown Public Realm Plan and Streetscape Standards (DPRP) (specifically, the 'New Town District'), including furnishings, materials and pedestrian lights along the Vancouver Street and Pandora Avenue frontages, as approved by the Director of Engineering and Public Works.
Noted.
 - b. the installation of the protected bike lane improvements adjacent the Vancouver Street frontage, as per the City's Bicycle Master Plan and as approved by the Director of Engineering and Public Works.
Noted.
 - c. the design, supply and installation of a stormwater management infiltration system in the boulevard on Pandora Avenue for treatment of road water, as approved by the Director of Engineering and Public Works.
Noted.

Transportation Review:

Contact: Mike van der Laan, Transportation Planner, at 778-350-3158 or mvanderlaan@victoria.ca.

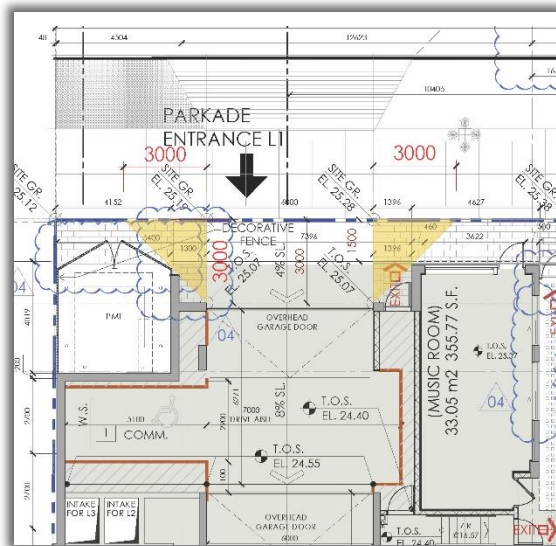
Conditions to be met prior to Committee of the Whole:

4. Overhead gates must be located 6.0 metres into the lot to avoid conflicts between pedestrians on the sidewalk and vehicles entering the parkade. A functional solution is required.
Variance requested due to specific site conditions. Because of the location, making the overhead gate deeper will cause challenges regarding:
Crime Prevention Through Environment Design.



Section through the ramp.

- To promote pedestrian safety and visibility for motorists when entering and leaving the public right of way, a 3.0 metre x 3.0 metre site triangle is required on each side of the driveway crossing (located within the private property). Please see Schedule C of the Highway Access Bylaw for additional information. Please revise the next plan submission accordingly. **Complete.**



- The applicant is to describe how garbage, recycling, and organics are collected from the site. Placing bins on the public right of way for any period of time is not permitted. A functional solution is required. **Please see attached "Waste Collection Review" memo from Bunt & Associates dated February 3, 2021.**

- As identified in the TIA, electric parking for both vehicle and bikes are important aspects of meeting the City's climate objectives. Please clarify what capability will be provided in the building to accommodate the anticipated demand.

1 circuit per 4 stalls. Load share on 40-amp circuit for residential stalls. Load sharing allows for 100% future EV capabilities.

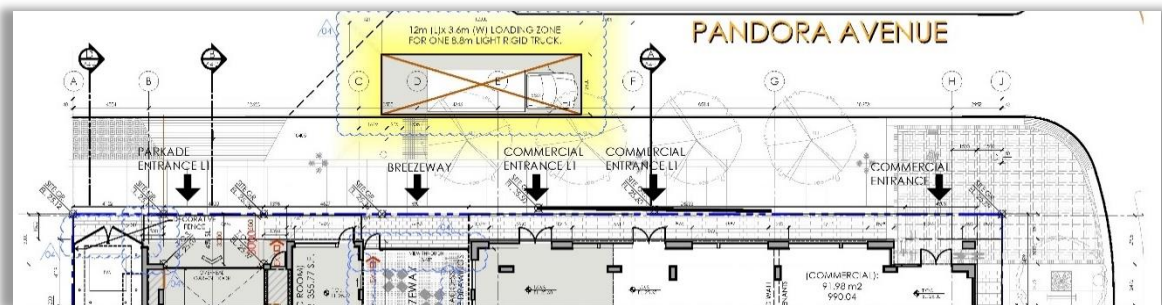
Bicycle charging is anticipated to occur in suite. There are 120-volt plug locations in the bike parking storage room if tenants prefer.

- Please incorporate the latest frontage design for the Vancouver Street Bike Lane across all drawings. Please see the attached 'Vancouver - Functional Design - 1400 blk - 2020-04-24 - Development.dwg'.

Complete.

- Please label and outline on-street “proposed commercial loading parking” on the Pandora Avenue frontage across all appropriate drawings.

Complete.



Underground Utilities Review:

Contact: Anhad Jolly, Utility Planning Technologist, at 250.361.0263 or ajolly@victoria.ca.

- Staff has now reviewed the sewage attenuation report from Stantec Consulting, dated May 14th, 2020, and has concluded that no sewage attenuation is required for the proposed development. The applicant should be made aware that if there is a future change that may affect this development by a proposed increase and/or existing decrease in flow(s), the applicant will be required, under the City of Victoria's direction, to resubmit a revised sewage-attenuation calculation report to verify that No-Net-Loss is still achievable between their pre- and post-development flows.

Sewage attenuation not required unless changes occur requiring reassessment.

Stormwater Management Review:

Contact: Brianne Czypyha, Stormwater Management Specialist, at 250.361.0364 or bczypyha@victoria.ca.

Condition to be met prior to Committee of the Whole:

11. Please confirm if a green roof is being considered to manage rainwater on-site in order to mitigate the addition of impervious areas. As mentioned in the TRG Application Review Summary, April 21st, 2020, the City encourages Green Stormwater Infrastructure (GSI) and offers financial incentives for properties to manage rainwater on-site. We support and encourage the use of permeable surfaces for the parking stalls and other hard surfaces, rain gardens and green roofs and the preservation of as much green/open space as possible.

[Green roofs have been provided on levels 5 and 6. See L-1.2.](#)

A reminder to the applicant that the requirements prior to building permit submission/approval provided in the TRG Application Review Summary, dated April 21st, 2020, still apply and should be noted.

[Noted.](#)

Parks Division Comments – Resubmission Oct 7, 2020:

Contact: Laura Ralph, Email: lralph@victoria.ca, Telephone: (250) 361-0605

General

- It is the applicant's responsibility to confirm that the proposed street tree locations are feasible in relation to existing infrastructure such as the Telus conduit on Pandora and the underground communications ducting/conduit on Vancouver.
[TELUS operates and owns all infrastructure immediately adjacent to proposed tree locations and have confirmed upon review of the drawings that all conduits within 1.0m of the tree canopy lines will require concrete encasement. This will apply to both the Vancouver and Pandora frontages.](#)

Landscape Plan

- Since the driveway on Pandora has shifted east, a new tree can be accommodated midway between the subject driveway and the offsite driveway to the west (Parks acknowledges that the tree will be 2.8 m from the driveways, which does not meet the typical 3 m offset from driveways, but is acceptable for this location). Feasibility in relation to any BC Hydro access requirements needs to be confirmed by the applicant. [Not feasible due to location of utility services as stated above.](#)
- The labels on the existing cherry trees on Pandora state that the trees are to be relocated. Please revise to indicate that the trees are to be removed. Complete. [See sheet L-1.1.](#)
- The two northernmost trees proposed on Vancouver St. are to be shifted west and the northerly tree is to be shifted north (per the recommendations of City of Victoria Community Planning.) [Complete. See sheet L-1.1.](#)
- The fire hydrant on Vancouver near Pandora is mislabelled as "Ex. Hydro." Revise accordingly (a hydro pole would require greater offsets to proposed trees.) [Complete.](#)

Site Servicing Plan

- The location of proposed trees on Vancouver does not match the Landscape Plan. Revise accordingly.
[Tree locations are now matching with landscape.](#)
- Since the driveway on Pandora has shifted east, a new tree can be accommodated midway between the subject driveway and the offsite driveway to the west (Parks acknowledges that the tree will be 2.8 m from the driveways, which does not meet the typical 3 m offset from driveways, but is acceptable for this location). Feasibility in relation to any BC Hydro access requirements needs to be confirmed by the applicant.
[Additional proposed tree conflicts with BC Hydro access to PMT and therefore cannot be added.](#)

- A separate irrigation system for the plantings on municipal frontage will be required. Please show a separate water source for irrigation, as well as sleeving under hard surfaces where necessary. [A separate irrigation stubout is proposed on Vancouver Street, as well as sleeving under hard surface. See sheet L-1.1.](#)

Planning & Development

General Comments

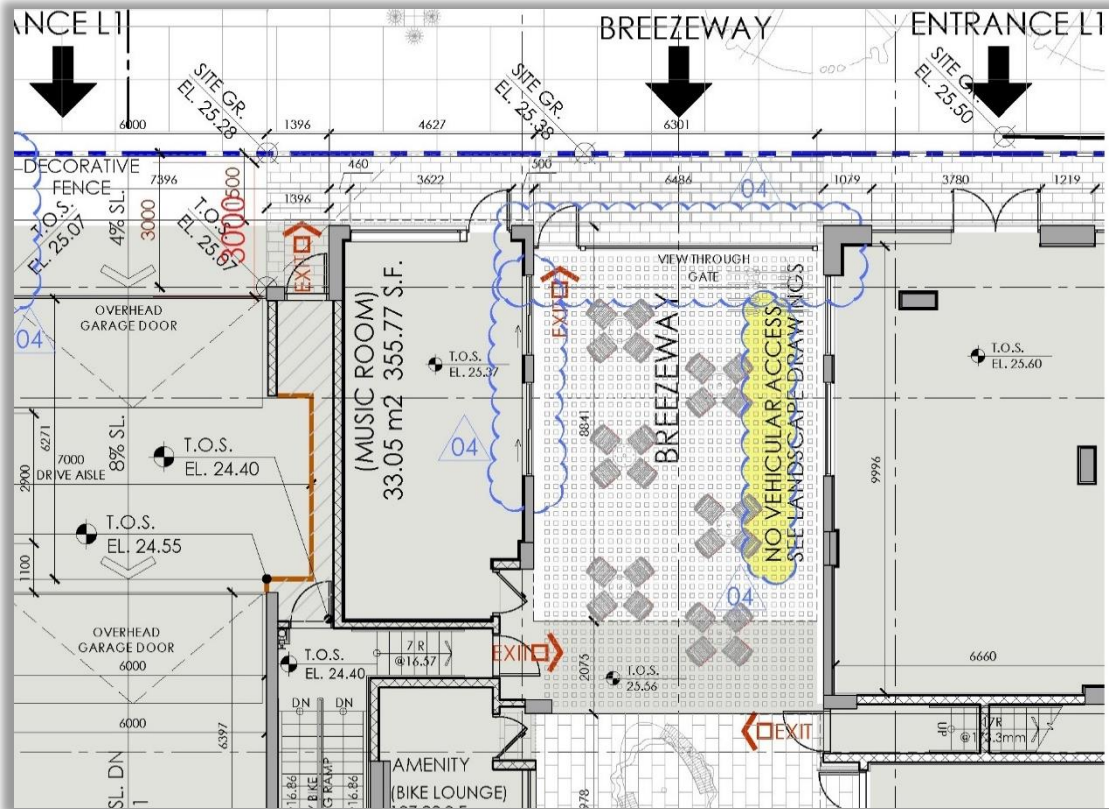
1. Please see the attached Zoning Plan Check for outstanding items
[Noted.](#)

Architectural Plans

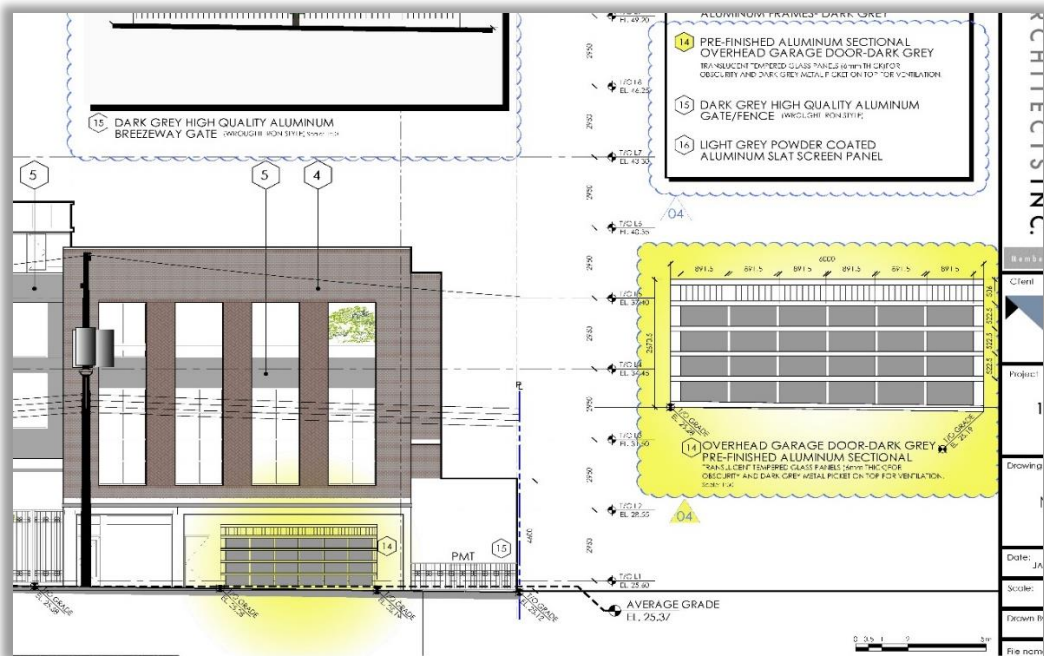
2. Include lighting details for the breezeway on the site and landscape plan, as referenced in the revisions letter.
[The breezeway lighting will include recessed potlights and a feature chandelier to showcase the double-height ceiling. See A0-10.](#)



3. Amend the public realm improvements as per the attached sketch and add two bike racks in the boulevard along Vancouver Street as marked on the previous comments sketch (amend both the site plan and landscape plan). Note the attached sketch from Community Planning has also been approved by the Parks department.
[Complete. See sheet L-1.1.](#)
4. Clarify how the breezeway will function – the revisions letter mentions that direct access is required for loading and moving. Please confirm that no vehicle access will need to enter the breezeway.
[Confirmed no vehicular access through the breezeway. We have agreed with City staff that the loading will occur streetside and the pathway in the public realm will allow for convenient move in and move out.](#)

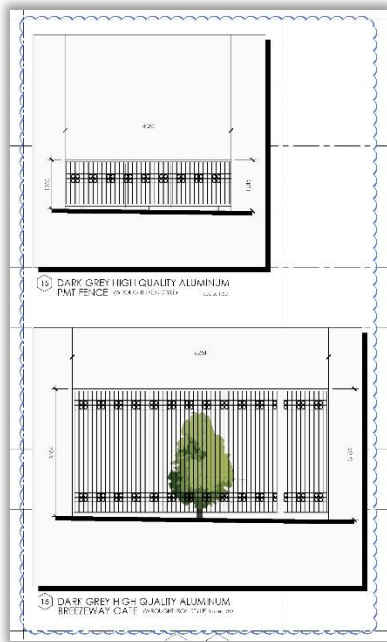


- Provide greater detail of the overhead garage door. A custom design is warranted since the garage door occupies a large portion of the frontage. Include detail on drawing A3-01. **Complete.**



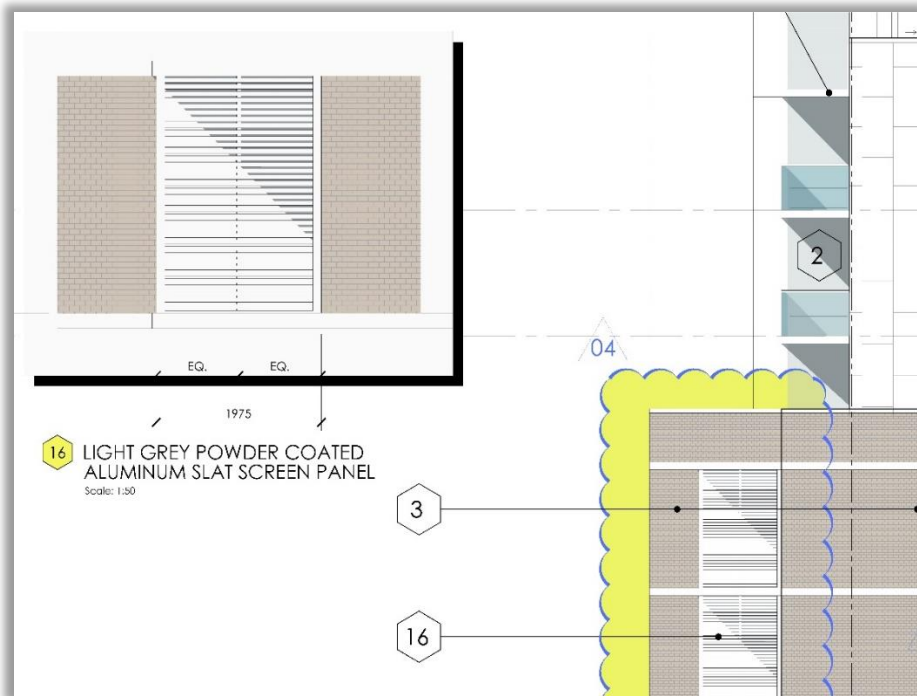
- Provide greater detail of the PMT fencing. This should be a custom fence consistent with the breezeway design. Include detail on drawing A3-01.

Complete.



- Label the material for the balcony screening on the south elevation and provide a blow up of this detail (include on the elevation drawing A3-02). Note the elevation doesn't match the 3D render for the lower brick portion of this elevation.

Complete.



8. Provide further detail on the cementitious panel on the elevations (e.g. demonstrate these have concealed fastenings) – staff would encourage you to consider higher quality finishes as requested by the guidelines.

Cementitious panel has been revised to metal panel on the elevations, 3D images and material schedule.

9. Label the setbacks on the floorplans (e.g. drawing A2-11) to the south property line. Staff measure this as 5.75m to the balcony and 6.13m for the building but please confirm.

Required building and balcony setbacks are shown on floorplans as requested:

L11 and higher: 6.03m minimum to the building, and 5.73m minimum to the balcony.

3D Renders

10. Although the 3D render is an “artistic impression” it should still be presented as accurately as possible, to avoid misleading Council or the public. Please revise the following:

- a. Include the overhead powerlines on all affected renders since there are no intention to relocate the power lines underground

Complete. See A0-06 – A0-11.

- b. Correct the cementitious panels to accurately depict the reveal lines, if this is continued to be the material choice (noting the comments above)

Complete, and cementitious panel has been replaced with metal panel. See material board, A5-01.



MATERIAL SCHEDULE	
1	METAL PANEL - BONE WHITE
2	SPANDREL GLAZING IN DARK GREY PREFINISHED ALUMINUM FRAMES
3	BRICK 1 INTERSTATE BRICK-TUMBLEWEED
4	BRICK 2 INTERSTATE BRICK-BRONZESTONE
5	METAL PANEL - CASTLE GREY
6	COATED ARCHITECTURAL CONCRETE - DARK GREY
6b	COATED ARCHITECTURAL CONCRETE - BONE WHITE
7	STOREFRONT CLEAR GLASS WITH DARK GREY MULLION
8	GLASS RAILING WITH DARK GREY FRAMES
9	METAL CAP FLASHING - BONE WHITE
10	CLEAR TEMPERED GLASS IN METAL CANOPY
11	FRAMELESS GLASS DOOR
12	ARCHITECTURAL LOUVERS DARK GREY
13	CLEAR LOW IR GLASS IN PREFINISHED ALUMINUM FRAMES- DARK GREY
14	PREFINISHED ALUMINUM SECTIONAL OVERHEAD GARAGE DOOR-DARK GREY <small>TRANSLUCENT TEMPERED GLASS PANELS (6mm THICK) FOR OBSCURE AND DARK GREY METAL PIECE ON TOP FOR VENTILATION.</small>
15	DARK GREY-HIGH QUALITY ALUMINUM GATE/FENCE THROUGH IRON SHED
16	LIGHT GREY POWDER COATED ALUMINUM SLAT SCREEN PANEL
17	PICKET RAILING DARK GREY ALUMINUM

ADP Comments for Consideration

- Consideration of the relationship to the adjacent development to the south and the fenestration on the south elevation as it relates to the livability of units.

Bedroom windows in close proximity to the neighboring property have been changed to transom style for increased privacy and livability.



- Consideration for the addition of openings from the music room onto the breezeway.

Garage style overhead doors have been added as a means of access through the music room to the breezeway, to enhance connectivity between the spaces. See A2-04.

